

Minutes of the Special Review Meeting
Milton Library, 121 Union Street
The Granary at Draper Farm
September 27, 2021 4:00 PM

A meeting of the Special Review Committee continued discussions on the annexation petition from Sand Hill, LLC and Su-Sax Acres, LLC for the large-scale development of The Granary at Draper Farm.

Present at the committee meeting were: Richard Trask, Town of Milton Planning and Zoning Commission Chair; John Collier, Town of Milton Councilman; Lee Revis-Plank, Town of Milton Councilwoman; and Greg Wingo, Town of Milton Public Works Supervisor.

Also present at the meeting was Zac Crouch, Engineer DBF Engineers; and Sean O'Neill Policy Scientist, IPA University of Delaware

Call to order by Mr. Collier at 4:00 PM

Motion to approve the agenda as written made by Mr. Trask and seconded by Ms. Revis-Plank

Motion to approve the minutes from September 14, 2021 by Ms. Revis-Plank and seconded by Mr. Trask.

The intent of this meeting was to review the updated Public Works report provided by Mr. Greg Wingo, Milton Public Works Supervisor and to get feedback on questions that have been posed concerning the Granary community development.

Public Works Report

Mr. Wingo submitted an updated version of the Public Works Report concerning the development of the Granary at Draper Farms – a copy of the report is available at Town Hall.

Mr. Wingo indicated that the current capacity of the Town water supply will not support the buildout of the entire community in question. Mr. Wingo indicated that at least two (2) new high-capacity water wells and a new water tower will need to be installed to support the community.

Mr. Wingo indicated that the Town's current capacity would be adequate to cover the first phase of the development, predicted approximately 192 houses by Convergence. However, the time necessary to build out this first phase will be governed by the market requirements.

Mr. Wingo also indicated that the developer is responsible for incurring the costs of connecting to the existing town water system at a logical point. Mr. Wingo also stressed

the need to install a loop in the water system to ensure the quality of the water and to maintain water pressure for residents and emergency uses. During this conversation Mr. Crouch of DBF Engineering indicated that installing the loop would be of great expense and that he would like to postpone the installation of the loop until the development is well under way. Mr. Wingo was amenable to this suggestion but indicated that a time limit would be necessary to ensure the water loop is actually installed.

During his testimony Mr. Wingo provided a myriad of details concerning usage and installation requirements to ensure the Town has an educated knowledge of what will be required. The details identified in this report are available from Town Hall as a matter of record.

Finally, Mr. Wingo indicated he would need five (5) new staff members, over time, to support the additional capacity of the Town's water system.

Street Impact

According to Mr. Wingo, the Town Public Works Department can currently support 3.1 miles of roadway per staff member. Depending on the network of streets that will be developed in the community, Mr. Wingo indicated that he would need to add four (4) to five (5) new staff members over time.

Parks

Mr. Wingo testified that 55 acres are slated to be turned over the Town for recreational and park services. Mr. Wingo indicated that he would encourage the Town to accept the public areas because these areas would not only benefit the residents of the community but also be available to the residents of the entire Town.

Mr. Wingo indicated he would need to add two (2) new members over time, with equipment, to support the public areas.

Cost Benefit Analysis

The Town has hired a consultant, Mr. Sean O'Neill, Policy Scientist, IPA University of Delaware to develop the cost/ benefit analysis for the Granary at Draper Farms. The intent is to evaluate the impact, over time, of annexing the community, in question, into the Town of Milton. Mr. O'Neill is tasked to deliver the report to the Town Council for the November Council Meeting.

Mr. O'Neill identified the scope of the report, as defined by the Town, and indicated that the report would be completed for the November council meeting.

During the Mr. O'Neill's testimony, a question was asked from the audience by Mr. Sam Garde as to how the Special Development District, signed by the governor, would affect the outcome of the report. Mr. Garde indicated he would like to see the comparison of the results of the analysis with and without the Special Development District.

The next meeting of the Special Review Committee is scheduled for October 7, 2021 at 4:00 PM at the Milton Library.

Motion to adjourn at 4:50 PM was made by Mr. Trask and seconded by Ms. Revis-Plank.